

**City of Cape May Zoning Board of Adjustment Meeting Minutes
Thursday, May 22, 2014**

Opening: In compliance with the Open Public Meetings Act, adequate notice of the meeting was provided. Chairperson White called the meeting to order at 6:30 P.M.

Roll Call:	Mr. White, Chairperson	Present
	Mrs. Hutchinson, Vice Chairperson	Present
	Mr. Iurato	Present
	Mr. Schmidtchen	Present
	Mr. Meier	Absent
	Mrs. Inderwies	Present
	Mr. Atwell	Present
	Mrs. McAlinden, Alt #1	Present
	Mrs. Pharo, Alt #2	Absent

Also Present: George Neidig, Board Solicitor
Craig Hurless, PE, PP, CME, Board Engineer
Mary Rothwell, Board Assistant/Zoning Officer

Resolutions: Resolutions listed on this agenda will be adopted at the next available meeting.

Application:

**Llewellyn, 1153 Washington Street, Block 1113 Lot 20
Hardship and Substantial Benefit Variances**

Sworn in and credentials distinguished for the record were, Joseph A. Courter, AIA, the Project Architect; Applicants, Gregory and Camille Llewellyn, and Craig Hurless, PE, PP, CME, Board Engineer.

Louis C. Dwyer, Jr. Esquire represented Gregory and Camille Llewellyn. The property is located in the R2 Zoning District and approval from the Historic Preservation Commission was granted for the proposal. The applicants are applying to renovate an existing single family detached dwelling, seeking variance relief for the expansion of the structure on a lot that does not conform to the minimum lot size or lot width & frontage. Lot coverage, side yard setbacks and parking relief is also sought. The renovations include demolishing and replacing an existing screen enclosed porch and enhancement to an existing mud and laundry rooms, all at the rear of the structure. Mr. Courter testified that there will be no expansion of the habitual space and the elimination of concrete and installation of pavers in the rear yard reduces the lot coverage by 8%. A color version of the plan was submitted into evidence as A1 & A2, he indicated both the screen porch and mud room were not constructed to current construction standards. The HPC

recognized the enhancements on this contributing historic structure and he sees no detriment in granting variance relief.

Mr. Hurless, Board Engineer reviewed is memorandum of April 9, 2014 for the members. He verified the completeness checklists details; explained that the project was to make improvements on a non conforming structure on a non conforming lot. He supported all the completeness waivers sought, and detailed variances required. Also noted was the issue of no opportunity for on-site parking being available, therefore parking variance relief for two (2) spaces was required. He noted a grading & drainage plan was required and all conditions on page 4 of 4 of his report should be implemented.

Chairperson White opened the meeting for public comment, no one came forward in this forum, and therefore it was closed.

Members were positive on the aesthetics, acknowledging the enhancement to the structure.

Motion made by Mrs. Inderwies to grant variance relief for lot size (§525-15B (1) Table 1). Seconded by Mrs. Hutchinson and **carried 7-0.** Those in favor: Mr. Iurato, Mrs. Inderwies; Mr. Schmidtchen, Mr. Atwell, Mrs. McAlinden, Mrs. Hutchison and Mr. White. Those Opposed: None. Those Abstaining: None.

Motion made by Mrs. Hutchinson to grant relief for lot width & frontage (§525-15B (1) Table 1). Seconded by Mr. Atwell and **carried 7-0.** Those in favor: Mr. Iurato, Mrs. Inderwies; Mr. Schmidtchen, Mr. Atwell, Mrs. McAlinden, Mrs. Hutchison and Mr. White. Those Opposed: None. Those Abstaining: None.

Motion made by Mr. Schmidtchen to grant relief for side yard setback, each & total (§525-15B (1) Table 1). Seconded by Mrs. Inderwies and **carried 7-0.** Those in favor: Mr. Iurato, Mrs. Inderwies; Mr. Schmidtchen, Mr. Atwell, Mrs. McAlinden, Mrs. Hutchison and Mr. White. Those Opposed: None. Those Abstaining: None.

Motion made by Mrs. Hutchinson to grant lot coverage relief (§525-15B (2)). Seconded by Mr. Schmidtchen and **carried 7-0.** Those in favor: Mr. Iurato, Mrs. Inderwies; Mr. Schmidtchen, Mr. Atwell, Mrs. McAlinden, Mrs. Hutchison and Mr. White. Those Opposed: None. Those Abstaining: None

Motion made by Mrs. Inderwies to grant parking variance relief from (§525-49C). Seconded by Mr. Schmidtchen and **carried 7-0.** Those in favor: Mr. Iurato, Mrs. Inderwies; Mr. Schmidtchen, Mr. Atwell, Mrs. McAlinden, Mrs. Hutchison and Mr. White. Those Opposed: None. Those Abstaining: None

Motion made by Mrs. Hutchinson to grant completeness waivers as outline in Mr. Hurless report of 4-9-2014 on page 2 of 4, checklist items #20, #21, #24, #25, #27, #28 & #33. Seconded by Mrs. Inderwies and **carried 7-0.** Those in favor: Mr. Iurato, Mrs.

Inderwies; Mr. Schmidtchen, Mr. Atwell, Mrs. McAlinden, Mrs. Hutchison and Mr. White.
Those Opposed: None. Those Abstaining: None

Motion made by Mr. Schmidtchen to grant approval with the conditions outlined in Mr. Hurless report of 4-9-2014 on page 4 of 4, items #1 through #5. Seconded by Mrs. Inderwies and **carried 7-0.** Those in favor: Mr. Iurato, Mrs. Inderwies; Mr. Schmidtchen, Mr. Atwell, Mrs. McAlinden, Mrs. Hutchison and Mr. White. Those Opposed: None. Those Abstaining: None

Motion made by Mr. Schmidtchen to adjourn at 6:50 PM, carried with all in favor.

Respectfully submitted: Mary L. Rothwell, Zoning Officer